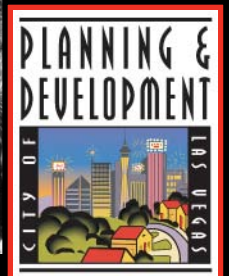
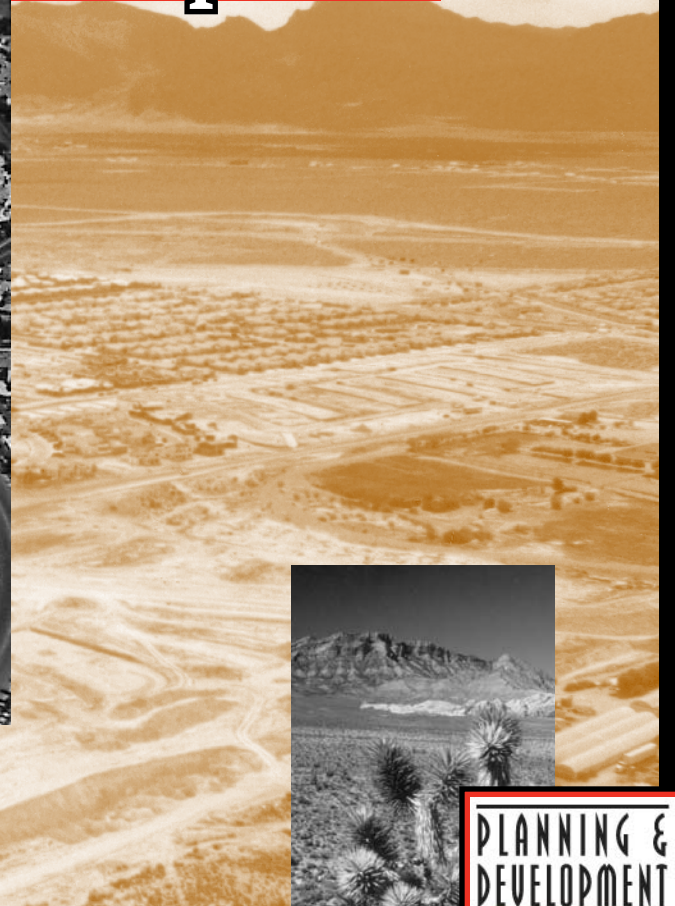


FOURTH QUARTER 2006

Q4

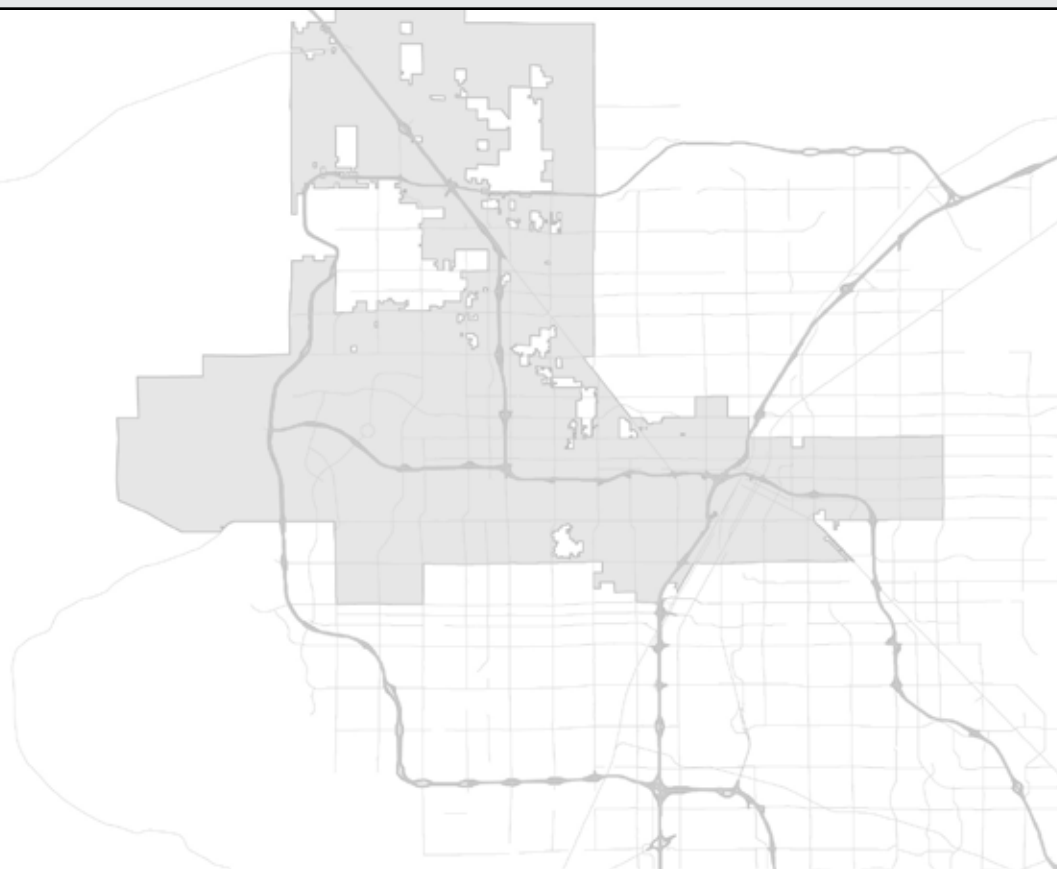
Las Vegas Development Report



LAS VEGAS DEVELOPMENT REPORT

Land Sales	3
General Plan Amendments.....	6
Planned Projects	9
Permitted Projects	12
Completed Projects	20
Business Licenses.....	24

Land Sales



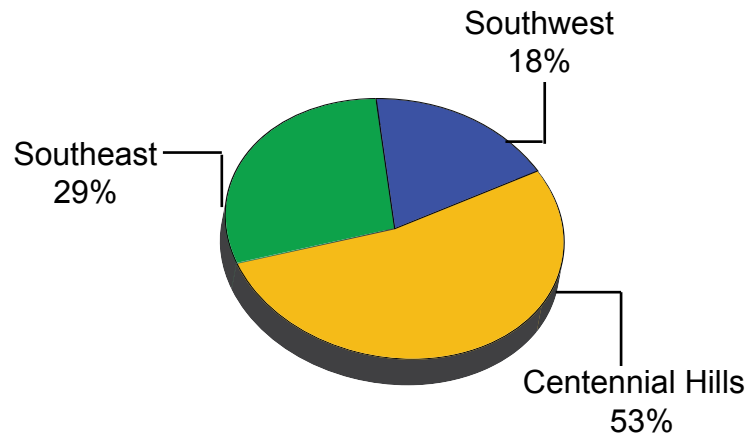
*Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

Land Sales
4th Quarter 2006

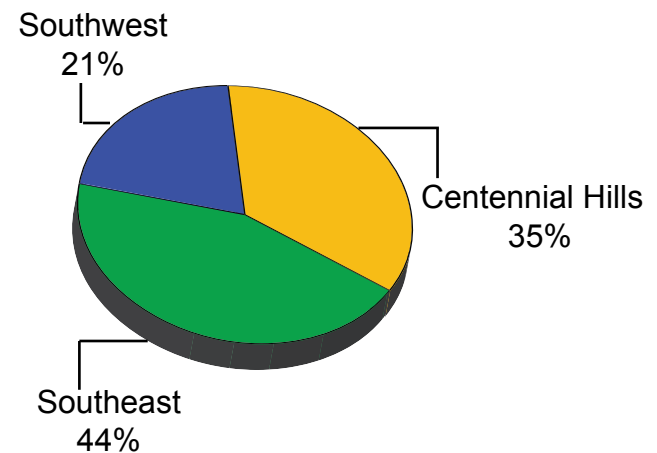


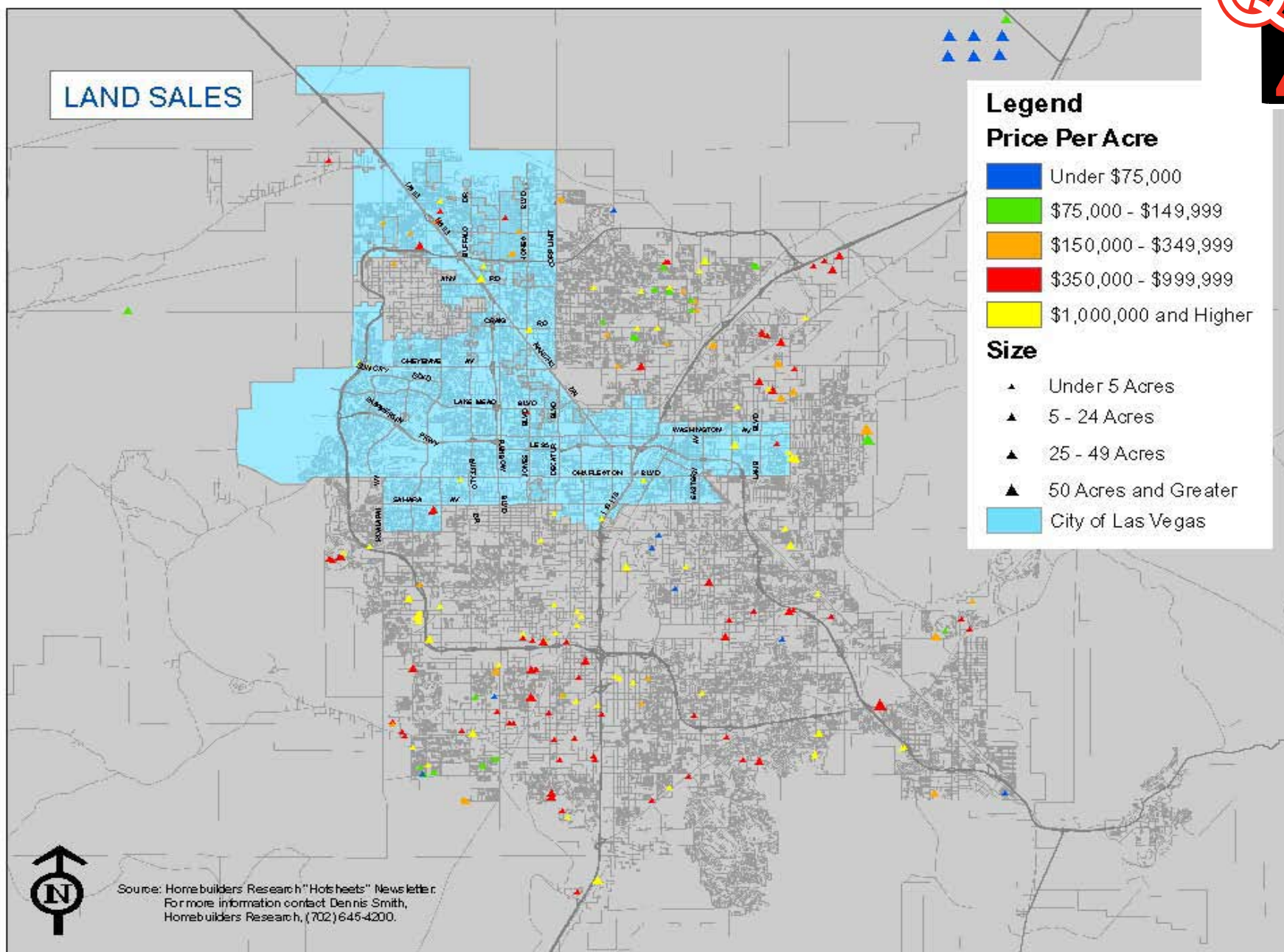
Sector	Sales	Total Acres	Valuation	Avg. Price per Acre	Avg. Price per Acre (less than 1 Acre)	Avg. Price per Acre (greater than 1 Acre)
Centennial Hills	16	54.3	\$39,266,774	\$722,613	\$4,291,954	\$660,151
Southeast	9	29.8	\$49,111,444	\$1,647,482	\$4,408,072	\$1,424,273
Southwest	4	18.1	\$23,805,800	\$1,318,881	\$0	\$1,318,881
CLV TOTALS	29	102.2	\$112,184,018	\$1,097,691	\$4,350,012	\$1,026,652
OUTSIDE CLV	246	4,523.6	\$6,493,856,201	1,435,550	\$2,107,723	\$1,103,474
GRAND TOTAL	275	4,625.8	\$6,606,040,219	\$1,428,086	\$2,095,532	\$1,045,275

Land Sales by Acreage



Land Sales by Valuation





A faint, light gray map of Las Vegas is visible in the background. It shows the city's grid, major roads, and surrounding areas. A large, semi-transparent gray rectangle is overlaid on the map, containing the title text.

General Plan Amendments

Table 1. Land Use Changes by Type, Acres

Sector	Commercial to Residential	Residential to Commercial	Commercial to Commercial	MXU to Public	Residential to PCD	PCD to Commercial	Increase Residential Density	Decrease Residential Density	Total Acres
Centennial Hills	7.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.5
Southwest	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Southwest	0.4	1.4	0.0	0.0	0.0	0.0	0.0	1.1	3.0
TOTAL ACRES	7.9	1.4	0.0	0.0	0.0	0.0	0.0	1.1	10.4

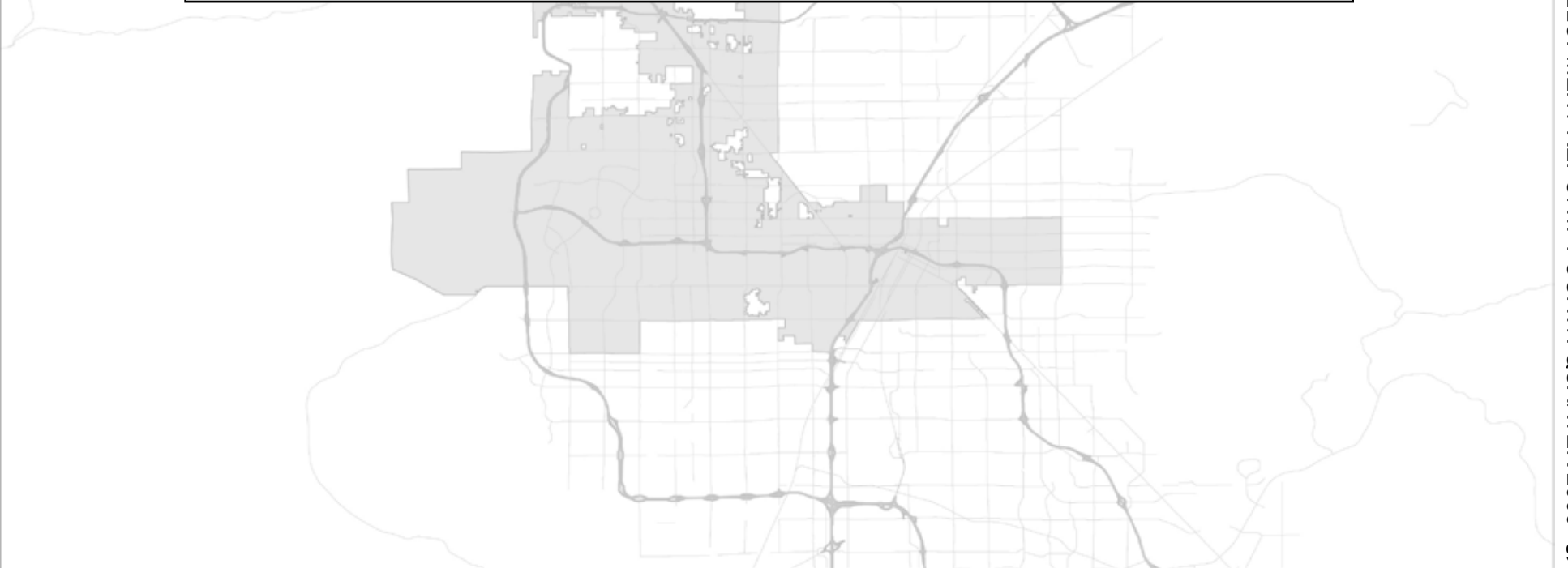
Table 2. Total GPAs by Sector

Sector	Number	Acreage
Centennial Hills	1	7.5
Southwest	0	0.0
Southeast	4	3.0
TOTAL GPAs	5	10.5

*GPA = General Plan Amendment



Planned Projects

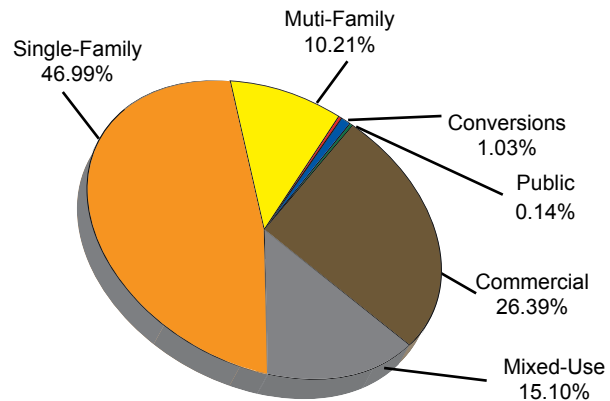


Site Plan Development Reviews
4th Quarter 2006

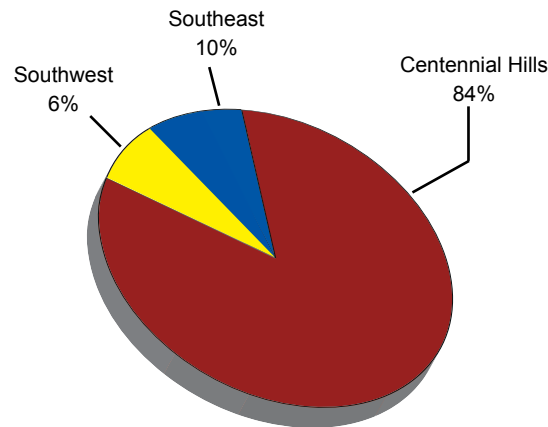


Category	Centennial Hills		Southeast		Southwest		Total	Total
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres
Commercial	14	27.3	22	74.2	5	38.4	41	139.9
Mixed-Use	1	7.5	2	1.7	0	0.0	3	9.2
Single Family	7	33.5	0	0.0	0	0.0	7	33.5
Multifamily	2	25.1	4	7.2	1	4.4	7	36.7
Public	1	37.5	3	73.1	0	0.0	4	110.6
Conversions	0	0.0	0	0.3	0	0.0	0	0.3
GRAND TOTAL	25	130.9	31	156.5	6	42.8	62	330.2

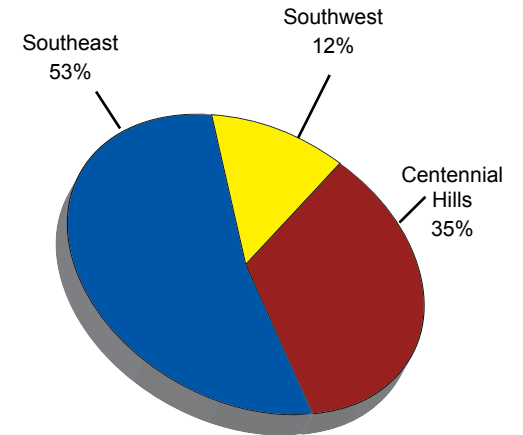
**SDRs
Category by Acreage**

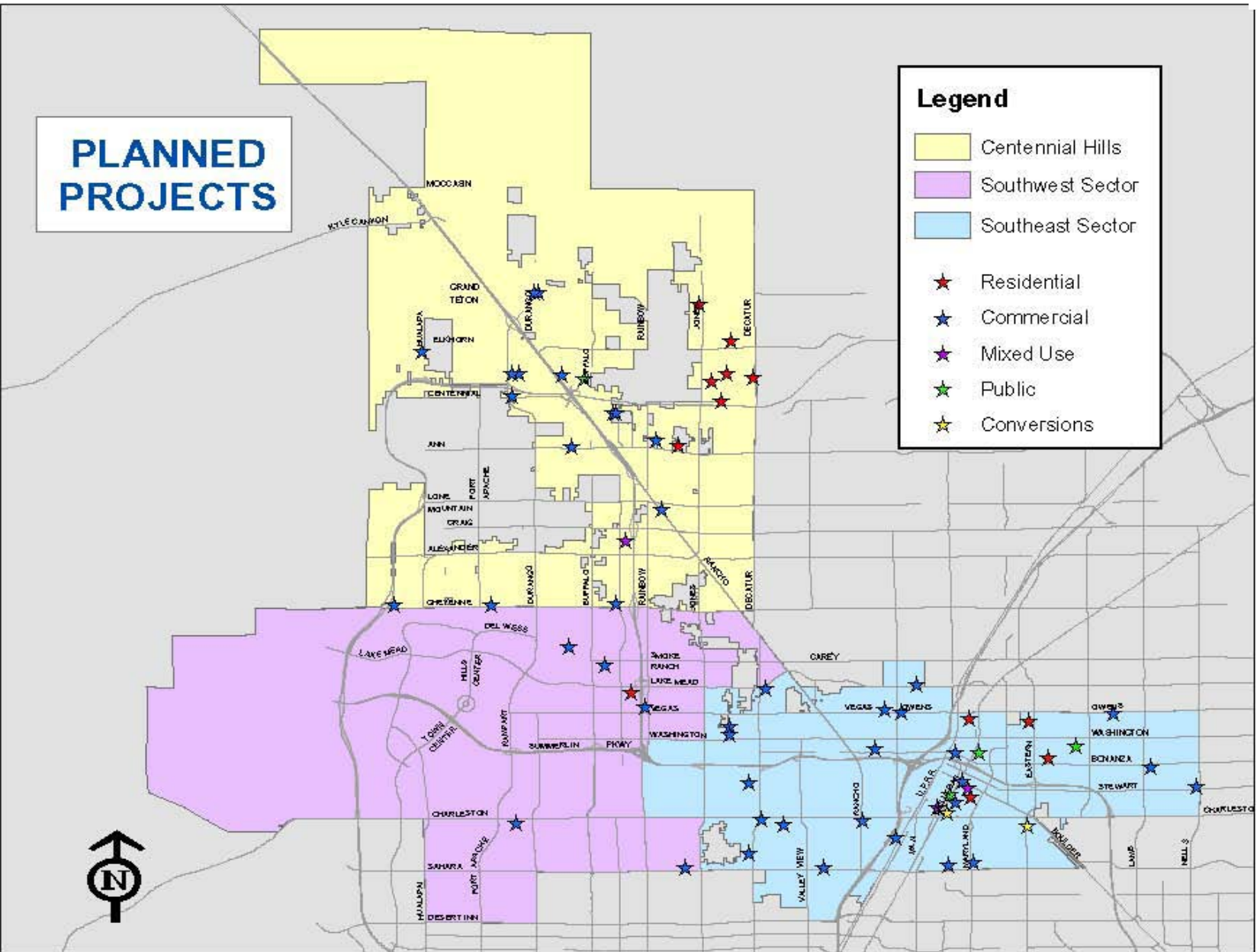


**SDRs
Single Family & Multifamily
New by Acreage**

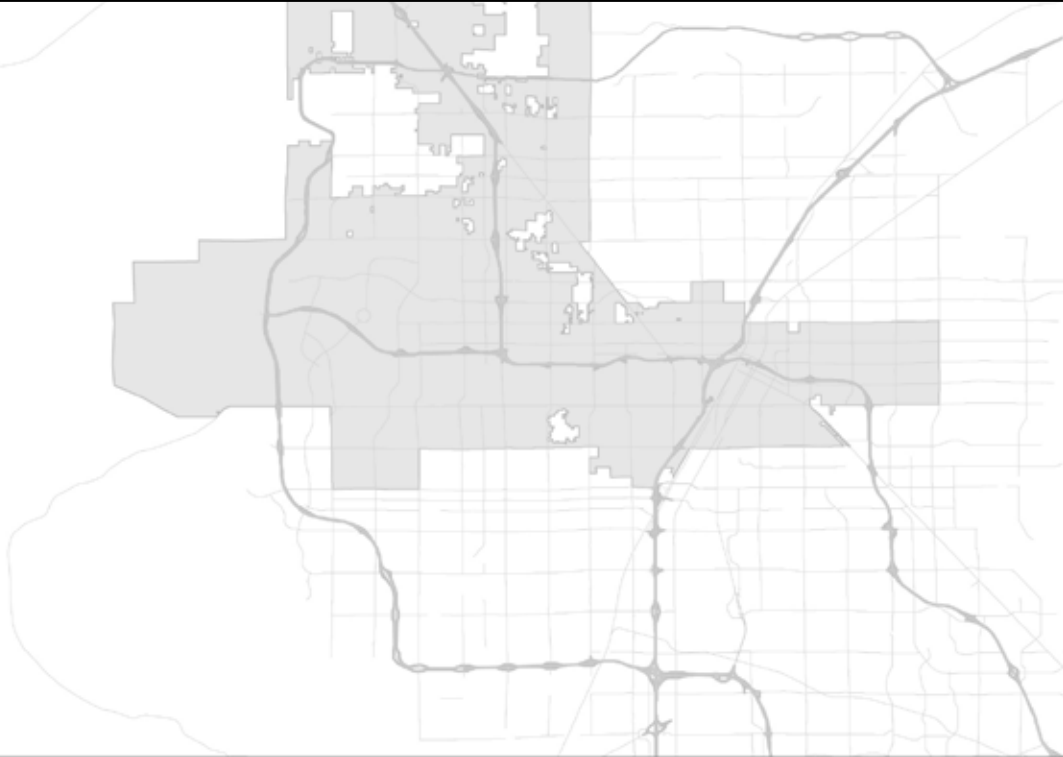


**SDRs
Commercial by Acreage**





Permitted Projects

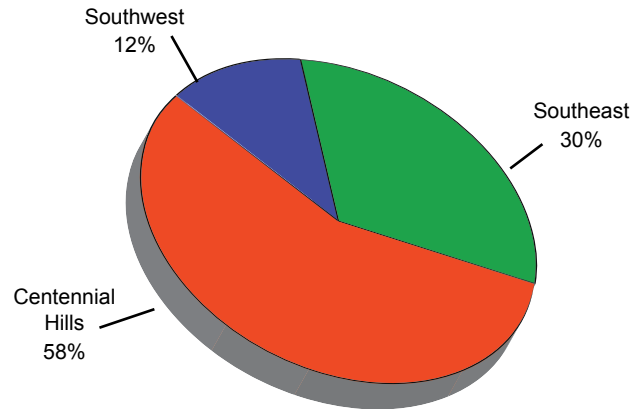


**Permitted Projects
4th Quarter 2006**

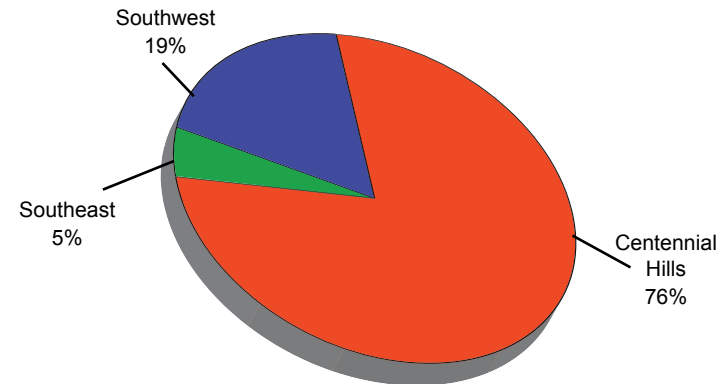


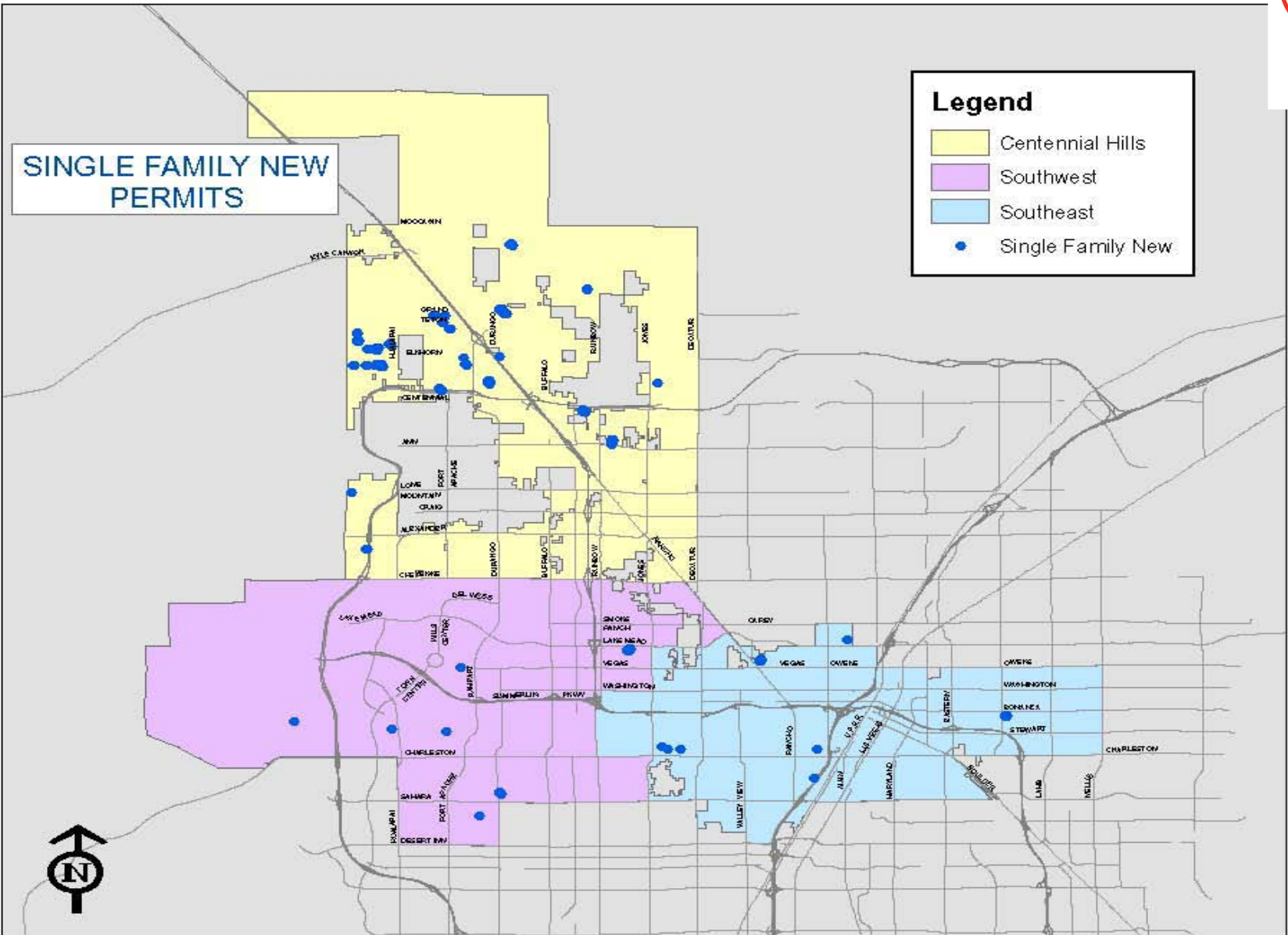
Category	Centennial Hills		Southeast		Southwest		Total	Total
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Single Family New	2,214	\$274,971,702	163	\$18,032,750	424	\$70,391,541	2,801	\$363,395,993
Single Family Additions	22	\$30,915,112	20	\$428,610	21	\$741,682	63	\$32,085,404
Single Family Remodel	59	\$6,465,060	66	\$7,826,918	42	\$754,432	167	\$15,046,410
Multifamily New	70	\$62,943,048	96	\$204,415,781	8	\$13,007,556	174	\$280,366,385
Mobile Homes	0	0	6	\$3,000	0	0	6	\$3,000
Commercial New	98	\$139,027,682	32	\$71,000,965	39	\$28,677,685	169	\$238,706,332
Commercial Additions	26	\$667,226	10	\$347,950	5	\$33,915	41	\$1,049,091
Commercial Remodel	333	\$68,722,301	622	\$183,130,585	470	\$105,466,459	1,425	\$357,319,345
Public Remodel	10	\$23,567,045	4	\$2,512,371	2	\$120,000	16	\$26,199,416
Pools & Spas	964	\$33,716,809	94	\$28,679,861	479	\$17,298,248	1,537	\$79,694,918
Signs	253	\$655,339	211	\$1,032,093	267	\$576,079	731	\$2,263,511
Miscellaneous	919	\$67,889,605	811	\$45,539,000	485	\$22,592,175	2,215	\$136,020,780
GRAND TOTAL	4,968	\$709,540,929	2,135	\$562,949,884	2,242	\$259,659,772	9,345	\$1,532,150,585

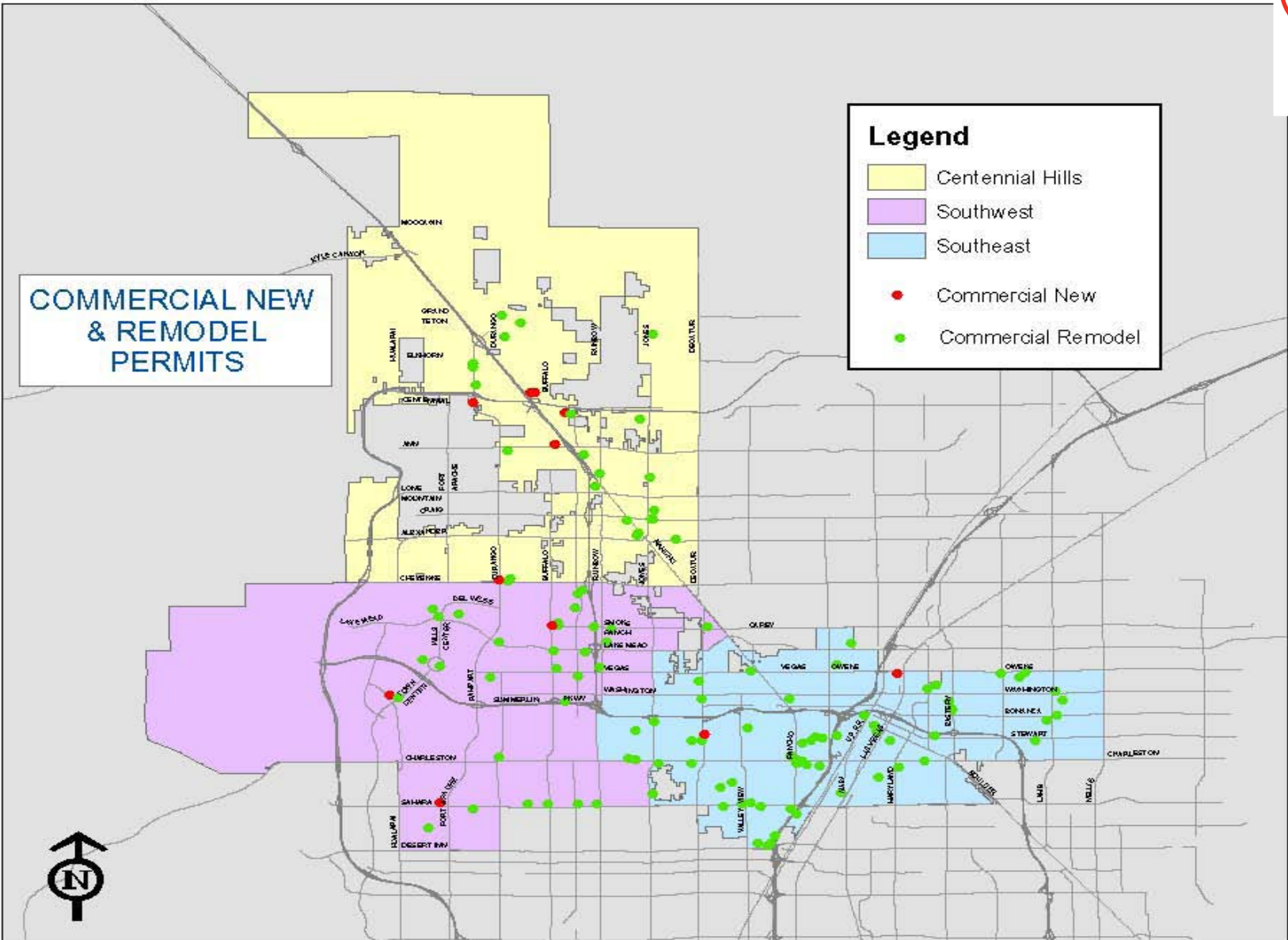
Commercial New by Valuation



Single Family New by Valuation







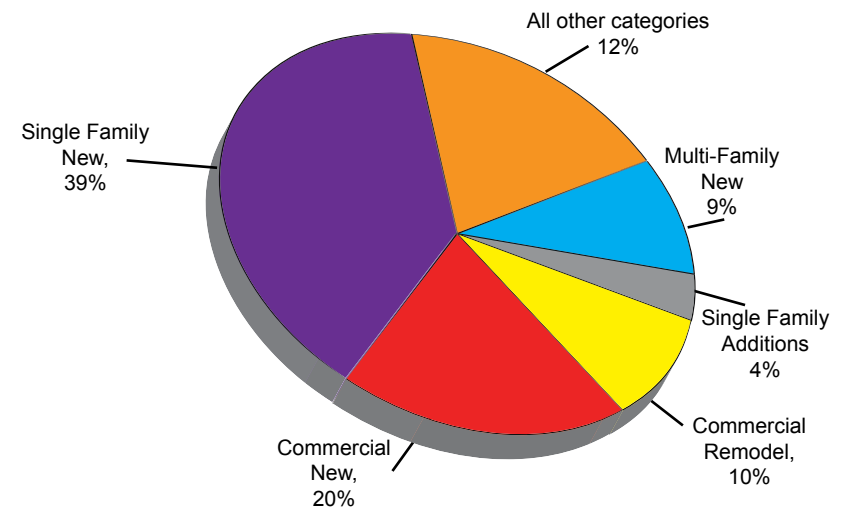


**Centennial Hills
Permitted Projects
4th Quarter 2006**



Category	Permits	Valuation	Percentage
Single Family New	2,214	\$274,971,702	38.8%
Single Family Additions	22	\$30,915,112	4.4%
Single Family Remodel	59	\$6,465,060	0.9%
Multifamily New	70	\$62,943,048	8.9%
Multifamily Remodel	0	\$0	0.0%
Commercial New	98	\$139,027,682	19.6%
Commercial Additions	26	\$667,226	0.1%
Commercial Remodel	333	\$68,722,301	9.7%
Public Remodel	10	\$23,567,045	3.3%
Pools & Spas	964	\$33,716,809	4.8%
Signs	253	\$655,339	0.1%
Miscellaneous	919	\$67,889,605	9.6%
GRAND TOTAL	4,968	\$709,540,929	100.0%

Centennial Hills Permitted Projects

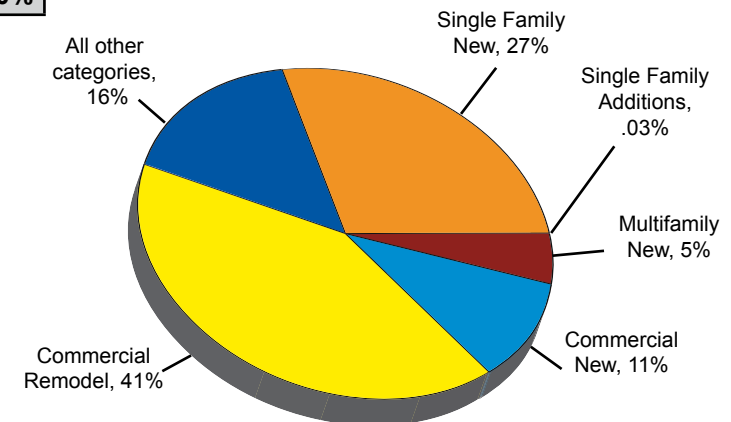


**Southwest
Permitted Projects
4th Quarter 2006**



Category	Permits	Valuation	Percentage
Single Family New	424	\$70,391,541	27.1%
Single Family Additions	21	\$741,682	0.3%
Single Family Remodel	42	\$754,432	0.3%
Multifamily New	8	\$13,007,556	5.0%
Multifamily Remodel	0	\$0	0.0%
Commercial New	39	\$28,677,685	11.0%
Commercial Additions	5	\$33,915	0.0%
Commercial Remodel	470	\$105,466,459	40.6%
Public Remodel	2	\$120,000	0.0%
Pools & Spas	479	\$17,298,248	6.7%
Signs	267	\$576,079	0.2%
Miscellaneous	485	\$22,592,175	8.7%
GRAND TOTAL	2,242	\$259,659,772	100.0%

Southwest Permitted Projects

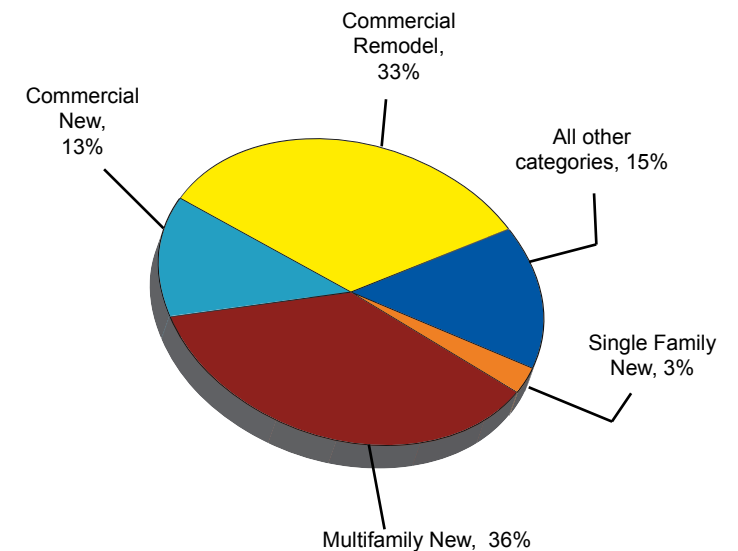


**Southeast
Permitted Projects
4th Quarter 2006**

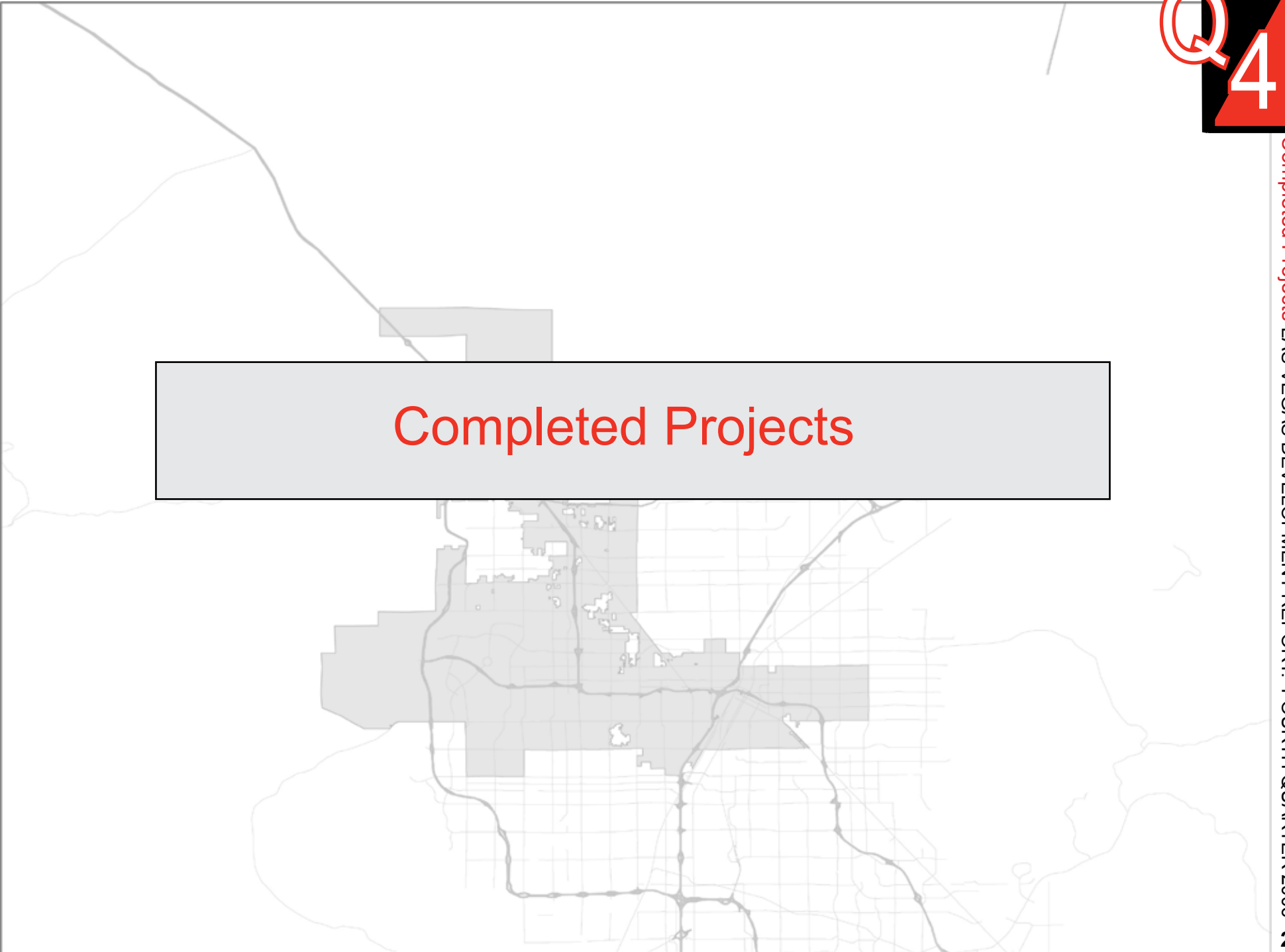


Category	Permits	Valuation	Percentage
Single Family New	163	\$18,032,750	3.2%
Single Family Additions	20	\$428,610	0.1%
Single Family Remodel	66	\$7,826,918	1.4%
Multifamily New	96	\$204,415,781	36.3%
Commercial New	32	\$71,000,965	12.6%
Mobile Homes	6	\$3,000	0.0%
Commercial Additions	10	\$347,950	0.1%
Commercial Remodel	622	\$183,130,585	32.5%
Public New	4	\$2,512,371	0.4%
Pools & Spas	94	\$28,679,861	5.1%
Signs	211	\$1,032,093	0.2%
Miscellaneous	811	\$45,539,000	8.1%
GRAND TOTAL	2,135	\$562,949,884	100.0%

Southeast Permitted Projects



Completed Projects

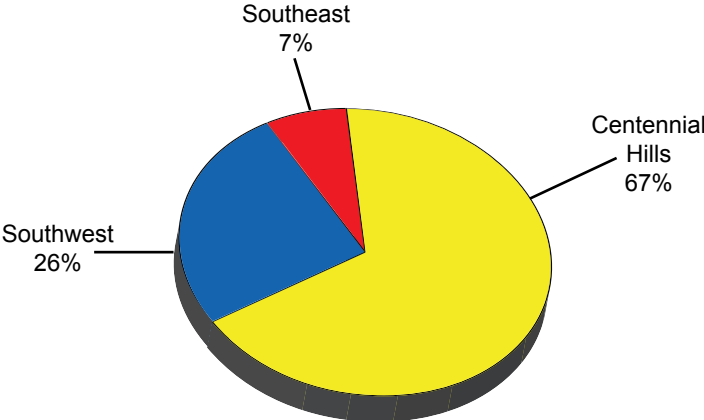


**Completed Projects
4th Quarter 2006**

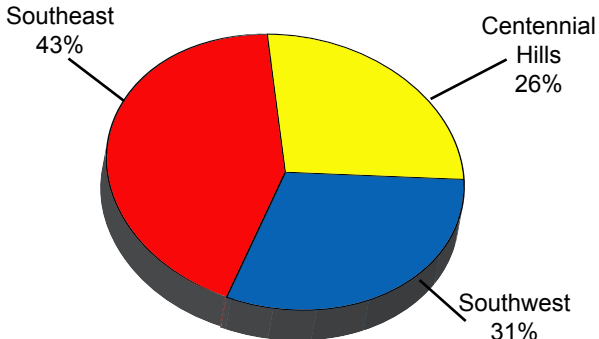


Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Single Family New	505	199	50	754	60.6%
Single Family Additions	20	23	22	65	5.2%
Single Family Remodel	5	7	19	31	2.5%
Multifamily New	18	7	3	28	2.2%
Commercial New	23	9	12	44	3.5%
Commercial Additions	8	4	9	21	1.7%
Commercial Remodel	61	57	83	201	16.1%
Mobile Homes	0	0	0	0	0.0%
Public New	0	0	0	0	0.0%
Public Remodel	2	0	0	2	0.2%
Miscellaneous	28	31	40	99	8.0%
GRAND TOTAL	670	337	238	1,245	100.0%

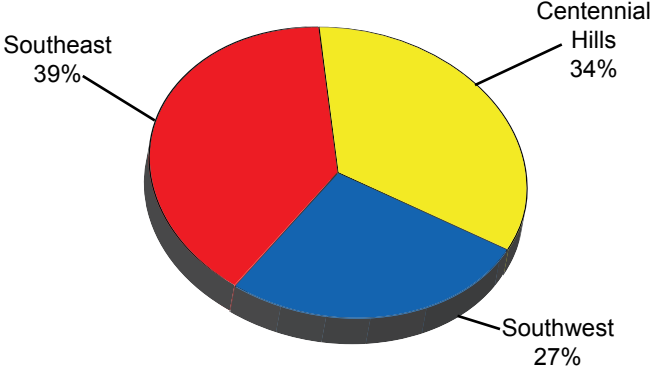
**Completed Projects
Single Family New
4th Quarter 2006**



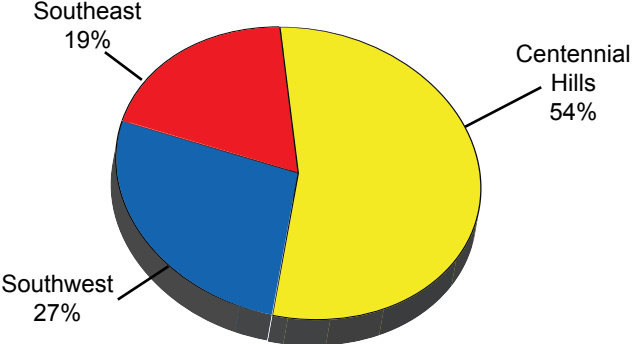
**Completed Projects
Single Family Additions & Remodeled Projects
4th Quarter 2006**

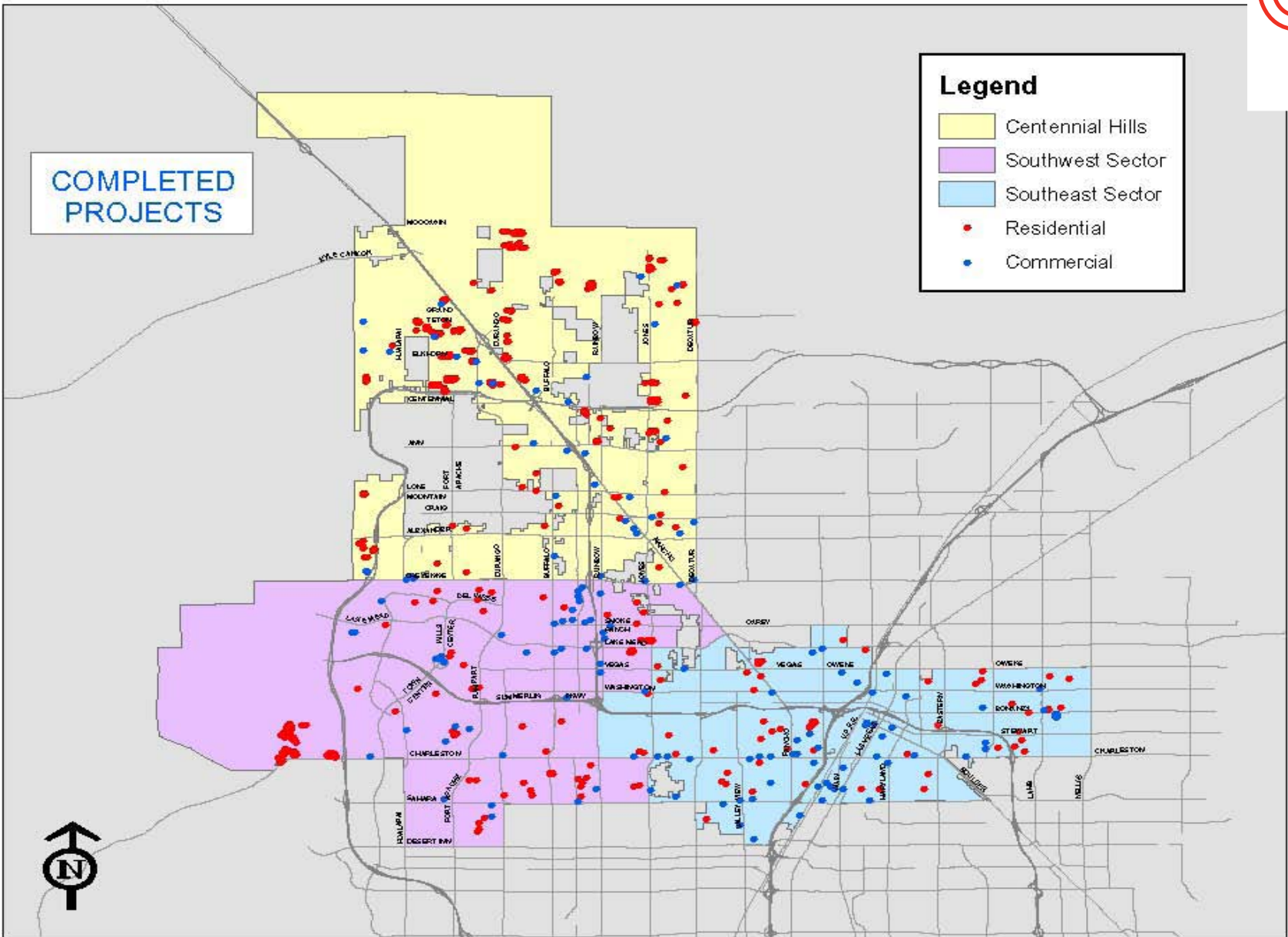


**Completed Projects
Commercial New and Remodeled
4th Quarter 2006**



**Total Completed Projects
4th Quarter 2006**





A light gray map of Las Vegas, Nevada, showing the city's street grid and major highways. A large, semi-transparent gray rectangle is overlaid on the map, centered horizontally and vertically, containing the text 'Business Licenses'.

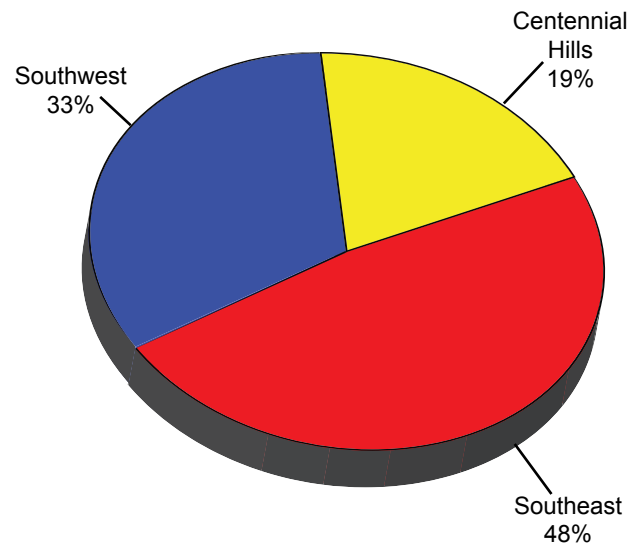
Business Licenses

**Business Licenses
4th Quarter 2006**

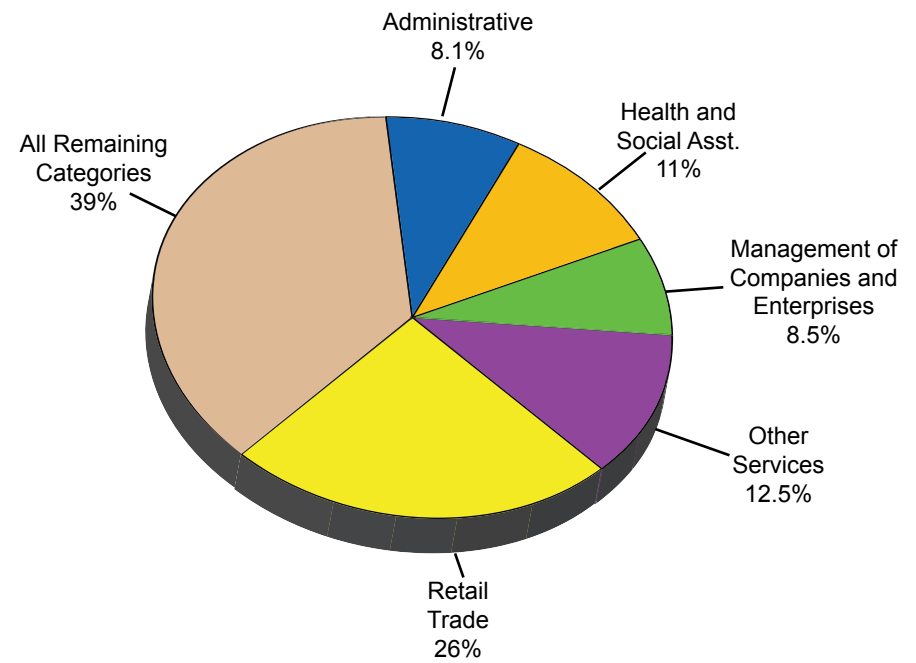


Category	Centennial Hills	Southeast	Southwest	Total	Percentage
Accommodation & Food Services	22	50	21	93	5.0%
Administrative	38	71	41	150	8.1%
Agriculture	1	0	5	6	0.3%
Arts, Entertainment & Recreation	10	67	26	103	5.6%
Construction	25	61	28	114	6.2%
Educational Services	0	3	3	6	0.3%
Finance & Insurance	21	52	47	120	6.5%
Health & Social Asst.	30	82	92	204	11.1%
Information	0	9	3	12	0.7%
Management of Companies and Enterprises	31	60	65	156	8.5%
Manufacturing	1	6	1	8	0.4%
Other Services	43	109	79	231	12.5%
Professional, Scientific, & Technical Services	27	42	41	110	6.0%
Public Admin	0	0	0	0	0.0%
Real Estate & Rental/Leasing	6	25	18	49	2.7%
Retail Trade	98	242	132	472	25.6%
Transportation & Warehousing	0	3	0	3	0.2%
Wholesale Trade	3	5	0	8	0.4%
GRAND TOTAL	356	887	602	1,845	100.0%

Business Licenses by Sector 4th Quarter 2006



Business Licenses by Top Five Categories 4th Quarter 2006



Business Licenses by Planning Area and Category

4th Quarter 2006

